Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 54 Dandallo Drive, Eltham Vic 3095

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | |
|--|----------------|-----|-------------|-----|-------------|------|--------|--------|--|
| Range betweer | en \$1,250,000 | | & | | \$1,350,000 | | | | |
| Median sale price | | | | | | | | | |
| Median price | \$1,300,000 | Pro | operty Type | Hou | ISE | | Suburb | Eltham | |
| Period - From | 01/07/2021 | to | 30/06/2022 | | So | urce | REIV | | |

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ade | dress of comparable property | Price | Date of sale |
|-----|----------------------------------|-------------|--------------|
| 1 | 25 Moola PI ELTHAM 3095 | \$1,345,000 | 04/08/2022 |
| 2 | 17 Arcadia Way ELTHAM NORTH 3095 | \$1,318,000 | 18/07/2022 |
| 3 | 503 Reynolds Rd ELTHAM 3095 | \$1,310,000 | 10/09/2022 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

29/09/2022 13:28









Property Type: House Land Size: 846 sqm approx Agent Comments Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price Year ending June 2022: \$1,300,000

Comparable Properties

| 25 Moola PI ELTHAM 3095 (REI/VG) 4 4 3 2 Price: \$1,345,000 Method: Private Sale Date: 04/08/2022 Property Type: House Land Size: 1042 sqm approx | Agent Comments |
|--|----------------|
| 17 Arcadia Way ELTHAM NORTH 3095 (REI/VG) 5 3 2 Price: \$1,318,000 Method: Private Sale Date: 18/07/2022 Property Type: House (Res) Land Size: 982 sqm approx | Agent Comments |
| 503 Reynolds Rd ELTHAM 3095 (REI) 4 2 2 2 Price: \$1,310,000 Method: Auction Sale Date: 10/09/2022 Property Type: House (Res) Land Size: 969 sqm approx | Agent Comments |

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



Propertydata

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